

VLR-27 89
NRHP-11/13/89

150-5020

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Linkous-Kipps House
other names/site number 60-240

2. Location

street & number east side of VA Route 657 not for publication
city, town Merrimac vicinity
state Virginia code VA county Montgomery code 121 zip code 24060

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u>1</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>3</u>	<u>1</u> Total

Name of related multiple property listing: Prehistoric and Historic Resources of Montgomery County

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official _____ Date _____
Virginia Department of Historic Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure

Current Functions (enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure

7. Description

Architectural Classification

(enter categories from instructions)

Other: hall-parlor or single-pen plan

Materials (enter categories from instructions)

foundation stone

walls wood: weatherboard

roof metal: tin

other

Describe present and historic physical appearance.

The Linkous-Kipps house is located on a small tract of land in the midst of extensive farmland west of Blacksburg. The log house takes the form of a two-story L-shaped log structure with two-story shouldered brick chimneys at three locations. The east wing incorporates a log room on each floor separated from the two-room log west section by a log-walled passage containing an open-stringer stair. The west section contains two equal-sized rooms on each floor. An early twentieth-century two-story frame wing extends the length of the west section to the north. There is a poured concrete springbox with nearby frame springhouse, both dating from the early twentieth century.

It is possible that the log room in the east wing is the original section of the house dating from the occupancy of Henry Linkous, Sr. in or before the early nineteenth century, but the room has been weatherboarded and the interior and exterior window and door trim are consistent throughout. The roof is constructed of peeled saplings nailed to ridgeboards, sheathed with up-and-down sawn boards, and covered with standing-seam metal roofing. The first floor is supported on log joists above a crawl space (there is no basement). The entire house is sheathed with consistent plain weatherboard said by family tradition to have been added in the early twentieth century. A frame addition at the south end of the west section houses a kitchen with cooking fireplace and is remembered by Kipps family members as having been torn down in the first decade of the twentieth century, presumably when it was superceded by the new north wing. Windows throughout incorporate six-over-nine double-hung sash on the first floor and six-over-six sash on the second floor. Smaller casements flank the chimneys on the east and south gables.

The interior features similar Federal-style mantels at each fireplace with pilasters and deeply molded shelves. The principal mantels have center tablets and end blocks and paneled friezes. Most moldings, including the mantels are Greek Revival in form. The joists (unbeaded) are exposed throughout, as are the logs. The best preserved room in the house is the east room on the first floor, used at least since the late nineteenth

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
ca. 1820 - ca. 1915

Significant Dates
N/A

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Linkous-Kipps House is eligible under criterion C as a very well preserved example of early to mid-nineteenth-century Montgomery County domestic architecture and the way it can be altered to fill changing patterns and needs through the years. The house is one of a number of early to mid-nineteenth-century log dwellings. It is one of the best preserved log dwellings from the period, and exhibits the type of house owned by substantial farm families.

The builder of the house, Henry Linkous, Sr., first appears in Montgomery County tax records in 1789. He was taxed for owning two horses. He is listed between the names of Price and Wall families, indicating that he was a resident in the Stroubles Creek vicinity west of Blacksburg, at that date perhaps employed on one of their farms. His will indicates that he was a blacksmith (Will Book 3, p. 454 and 505). In 1799 he purchased 200 acres from the Prestons (Deed Book C, p. 216). Family tradition states that the house was built by Linkous (said to be a Hessian mercenary), in 1798 or 1799 (Linkous, p. 36). Value of improvements was not indicated in the Land Tax Books until 1820, when Henry Linkous is shown with \$60 worth of buildings. He died in 1822 and his son, Henry Linkous, Jr., gradually consolidated the 200-acre farm from his siblings, among whom it was divided. He eventually added an additional 338 acres to the property.

In 1840 the farm incorporated improvements valued at \$100, which increased to \$200 in 1851 and \$500 in 1854. Undoubtedly, as was proven true at other house sites in the county, the house was substantially enlarged or improved in the early 1850s, including the insertion of the stair and passage in the former breezeway location. Henry Linkous, Jr. died in 1861 and left parcels to each of his seven children (Will Book 9, p. 482).

See continuation sheet

9. Major Bibliographical References

Farrar, Emmie Ferguson and Emilee Hines. Old Virginia Houses: The Mountain Empire.
Linkous, Clovis. Linkous Family History. Gateway Press Inc., Baltimore, 1982.
Linkous, Larry. Interview, August, 1988.
Montgomery County Deed, Land and Will Books.
Swain, Robert. "A Brief History of the Linkous-Kipps House", unpublished research, 1988.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Virginia Department of Historic Resources
221 Governor Street
Richmond, VA 23219

10. Geographical Data

Acreeage of property less than one acre.

UTM References

A 17 5481020 4117830
 Zone Easting Northing

C _____ _____ _____
 Zone Easting Northing

B _____ _____ _____
 Zone Easting Northing

D _____ _____ _____
 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

Beginning at point A, 30 feet east and 84 feet south of the southeast corner of the east wing of the house, proceeding north 178 feet to point B, thence 100 feet west to point C, thence south 185 feet to point D, thence east 150 feet to the point of origin.

See continuation sheet

Boundary Justification

The boundaries were chosen to encompass the house, the springhouse, and the immediate domestic-related space.

See continuation sheet

11. Form Prepared By

name/title Gibson Worsham date June 1988
 organization Gibson Worsham, Architect telephone (703) 552-4730
 street & number Route 2, Yellow Sulphur Springs state Virginia zip code 24073
 city or town Christiansburg

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Prehistoric and Historic
Resources of Montgomery County
Linkous-Kipps House, 60-240

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century as a parlor. The log walls are covered with a coating of rags and whitewash, and are maintained carefully by the present owners. The parlor mantel alone retains its decorative painted graining. Wide unpainted wood floors throughout the house are original. An open-stringer stair with square balusters, a turned newel, and decorative brackets rises from the passage behind the north door in the east wing. The floor in the passage is slightly lower than the east room, suggesting that the passage was once an open breezeway on the first floor. Family tradition indicates that the north door, with its sidelights and transom, was the front door during the late nineteenth century, and its Greek Revival molding confirms a mid-nineteenth-century date for the door. The passage's south door carries early twentieth-century moldings, consistent with family accounts of the one-story south porch construction in 1905.

The west log section contains two nearly identical rooms separated by a log partition with a centrally located door. All door and window trim is Greek Revival in form. The log walls and ceiling joists are exposed, having been uncovered by the present owner. They were first covered in the mid-twentieth century with plasterboard. No evidence of openings or stairs other than those in existence is visible. The twentieth-century kitchen wing contains two plastered rooms on each floor. A two-story porch on the east side contains enclosed sections on each floor. This includes a pantry on the first floor opening off the kitchen and a storeroom on the second floor. The house has been carefully and extensively restored by the present owners, who have preserved most of the important features from all periods of the house's history.

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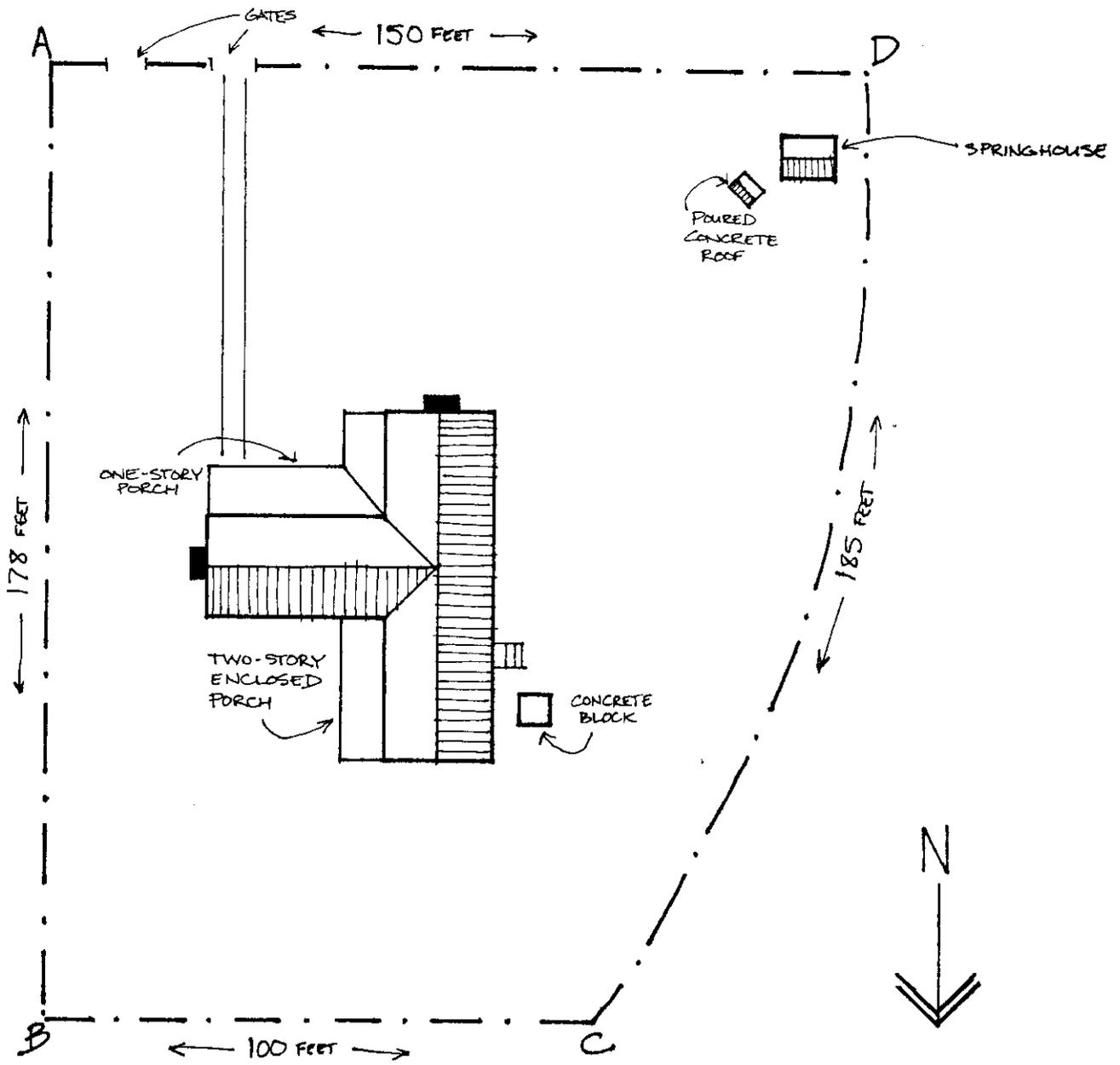
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Henry Linkous, Jr.'s unmarried daughter, Jaetta, inherited the homeplace (then worth \$400) and twenty acres. In 1881 the value of improvements remained \$400, but by 1892 it had decreased to \$300. By 1901 the value was listed as \$280. Henry Linkous's grandson, John T. Kipps, acquired portions of the original farm from other heirs, and in 1907 purchased eighteen acres and the house from Jaetta Linkous, who died in 1918 (Deed Book 55, p. 459). Kipps family tradition states that the house received weatherboarding and an addition at that time. This is partially confirmed by the 1911 tax records which show an increase in value of buildings on the land to \$600. The weatherboarding, however, shows architectural evidence of dating from the mid-nineteenth century. In 1915 the value increased to \$1,500, possibly by improvements to the farm in the construction of agricultural buildings as well as additions to the house, then located on a 121-acre farm.

John and Nannie Kipps's daughter Florence, inherited the property in 1949. The property then went to Michael and Frances Kipps, Florence's siblings, after her death in 1982. Michael and Frances sold the house and fifteen acres to a cousin, Larry Linkous, in 1986; the homeplace has remained in the family to the present.

60-240
LINKOUS - KIPPS HOUSE
MONTGOMERY COUNTY, VIRGINIA
G. WORSHAM, K. MARTIN 04/88



WALNUT SPRING
17 545260 4120080

JOSEPH
MCDONALD FARM
17 546600 4119920

EVANS HOUSE #12
17 546290 4118490

PRICE'S FORK HISTORIC DISTRICT
17 544900 4118010
17 545235 4118148
17 545300 4117915
17 544920 4117615 12'30"

ADAM WALL HOUSE
17 547180 4117900

LINKOUS-KIPPS HOUSE
17 548002 4117835

WHITETHORN
17 548685 4117940



4658 11 NE
(RADFORD NORTH)